

PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY

AGENDA



Meeting Date: Tuesday October 17, 2017

Time: 6:00 p.m.

**Location: Council Chambers, 21000 Hacienda Blvd.
California City, CA 93505**

If you need special assistance to participate in this meeting, please contact the Planning Secretary's office at (760) 373-7141. Notification of 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

NOTE: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda is available for public inspection in the City Clerk's office at City Hall located at 21000 Hacienda Blvd, California City, Ca during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable laws. These writings are also available for review in the public access binder in the Council Chambers at the time of the meeting.

LATE COMMUNICATIONS: Following the posting of the agenda any emails, writings or documents that the public would like to submit to the Commission must be received by the Recording Secretary no later than 3:00 p.m. the Monday prior to the meeting. Past that deadline citizens may bring these items directly to the meeting. Please bring 10 copies for distribution to Commission, staff and the public.

October 17, 2017

****At this time, please take a moment to turn off your cell phones****

CALL TO ORDER

PLEDGE OF ALLEGIANCE / INVOCATION

ROLL CALL

Commissioners Creighton, Elmes, Hogan, Trumble, Chair Pope

ADOPT AGENDA

PUBLIC COMMENTS

Members of the public are welcome to address the Planning Commission only on those items on the agenda. Each member of the public will be given three minutes to speak.

PLANNING SECRETARY REPORTS / LATE COMMUNICATIONS

PRESENTATIONS

STAFF ANNOUNCEMENTS / REPORTS

PUBLIC BUSINESS FROM THE FLOOR This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter not on this agenda, and over which the Planning Commission has jurisdiction. Please state your name for the record and limit your comments to three minutes.

CONSENT CALENDAR All items on the consent calendar are considered routine and non-controversial and will be approved by one motion if no member of the Commission, staff or public wishes to comment or ask questions. (Public comments to be limited to three minutes) Roll call vote required.

PUBLIC HEARING

PH1. Proposed Lot Merger LM 17-00 – Public Works Director

PUBLIC HEARING PROCEDURE

- A. Chairman reads the item
- B. Chairman declares Public Hearing open
- C. Hear Staff Report
- D. Commission questions only
- E. Ask Secretary to report on any communication(s)
- F. Chairman calls for Public Testimony
- G. Close Public Hearing by motion
- H. Commission decision
- I. Commission motion and vote

October 17, 2017

Recommendation: Conduct the public hearing, take public testimony, and approve LM 17-00. Roll Call Vote.

PH 2. Proposed Lot Merger LM 17-07– Public Works Director

PUBLIC HEARING PROCEDURE

- A. Chairman reads the item
- B. Chairman declares Public Hearing open
- C. Hear Staff Report
- D. Commission questions only
- E. Ask Secretary to report on any communication(s)
- F. Chairman calls for Public Testimony
- G. Close Public Hearing by motion
- H. Commission decision
- I. Commission motion and vote

Recommendation: Conduct the public hearing, take public testimony, and approve LM 17-07. Roll Call Vote.

CONTINUED BUSINESS

PLANNING COMMISSION AGENDA

This portion of the meeting is reserved for council members to present information, announcements, and items that have come to their attention. The Brown Act precludes Council, staff or public discussion. Short staff responses are appropriate. The Council will take no formal action. A Council member may request the City Clerk to calendar an item for consideration at a future meeting, or refer an item to staff.

Commissioner Creighton
Commissioner Elmes
Commissioner Hogan
Vice Chairman Trumble
Chairman Pope

ADJOURNMENT

AFFIDAVIT OF POSTING: This agenda was posted on all official City bulletin boards, the City's website and agenda packets were completely accessible to the public at City Hall at least 72 hours prior to the Planning Commission Meeting.

**PLANNING COMMISSION
MEETING DATE: OCTOBER 3, 2017**

TO: Planning Commission

FROM: City Manager/Planning Director

SUBJECT: Public Hearing to consider Lot Merger (LM) 17-00, to consider an application for LM 17-00 for Francisco Figueroa and Rosalia Luevano, 9626 Schooling Road, Pico Rivera, CA 90660.

BACKGROUND:

Consider an application for LM 17-00 Francisco Figueroa and Rosalia Luevano, 9626 Schooling Road, Pico Rivera, CA 90660. The owners are requesting to merge the lot on the northwest corner of 82nd Street and Catalpa Avenue at 8181 Catalpa Avenue (Lot 316, Tract 2066, APN 203-081-17), formerly a 99-cent store, with the vacant lot to the west, (Lot 317, Tract 2066, APN 203-081-18) to make the lots one whole property. The properties are zoned C4 Service Commercial. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-00 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-00 by the Planning Commission.

Staff mailed 38 letters to affected property owners within 300 feet on September 19, 2017. The public hearing notice was published in the newspaper on Friday September 22, 2017 in the local newspaper of general circulation and also posted in three public places on September 19, 2017.

RECOMMENDATION: Conduct the public hearing and, take public testimony, and approve LM 17-00.

SOURCE OF FUNDING: N/A

ENVIRONMENTAL ACTION: Categorical Exemption Section 15305, Class 5 (a), Minor Alterations in Land Use Limitations.

PH:1

**NOTICE OF PUBLIC HEARING
FOR
LOT MERGER (LM) 17-00
BY
PLANNING COMMISSION**

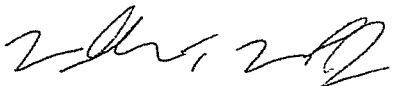
NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505, to consider an application for LM 17-00 Francisco Figueroa and Rosalia Luevano, 9626 Schooling Road, Pico Rivera, CA 90660. The owners are requesting to merge the lot on the northwest corner of 82nd Street and Catalpa Avenue at 8181 Catalpa Avenue (Lot 316, Tract 2066, APN 203-081-17), formerly a 99-cent store, with the vacant lot to the west, (Lot 317, Tract 2066, APN 203-081-18) to make the lots one whole property. The properties are zoned C4 Service Commercial. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-00 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-00 by the Planning Commission.

PUBLIC HEARING DATES ARE:

Tuesday, October 3, 2017, at 6:00 p.m. – Planning Commission

NOTICE IS FURTHER GIVEN this project meets California Environmental Quality Act (CEQA) as a Categorical Exemption under Section 15305, Class 5, (a), Minor Alterations in Land Use Limitations.

PERSONS WISHING TO BE HEARD on this matter are encouraged to attend or submit their comments in writing to the undersigned on or before the public hearing date specified herein.



William T. Weil, Jr.
City Manager/Planning Director

September 19, 2017

Incorporated 1965

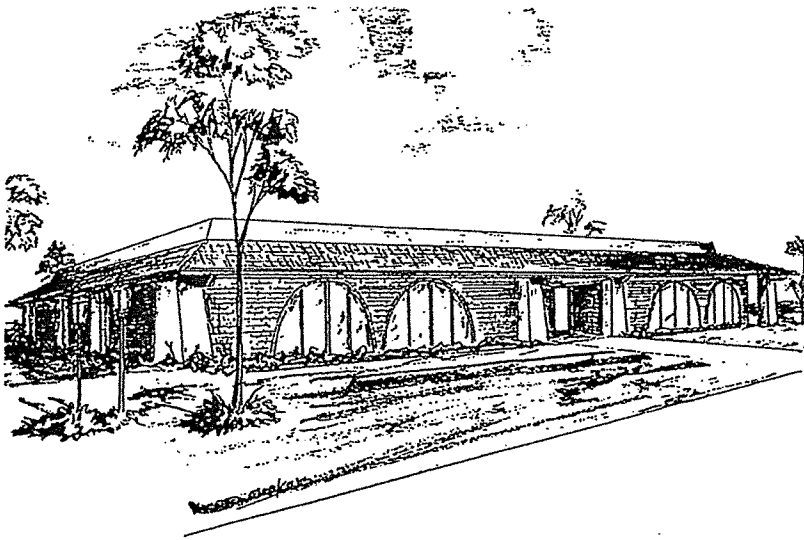
City of California City

City Hall



PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505



September 19, 2017

TO: AFFECTED PROPERTY OWNERS WITHIN 300 FEET

**SUBJECT: NOTICE OF PUBLIC HEARING FOR LOT MERGER (LM) 17-00
BY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505, to consider an application for LM 17-00 Francisco Figueroa and Rosalia Luevano, 9626 Schooling Road, Pico Rivera, CA 90660. The owners are requesting to merge the lot on the northwest corner of 82nd Street and Catalpa Avenue at 8181 Catalpa Avenue (Lot 316, Tract 2066, APN 203-081-17), formerly a 99-cent store, with the vacant lot to the west, (Lot 317, Tract 2066, APN 203-081-18) to make the lots one whole property. The properties are zoned C4 Service Commercial. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-00 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-00 by the Planning Commission.

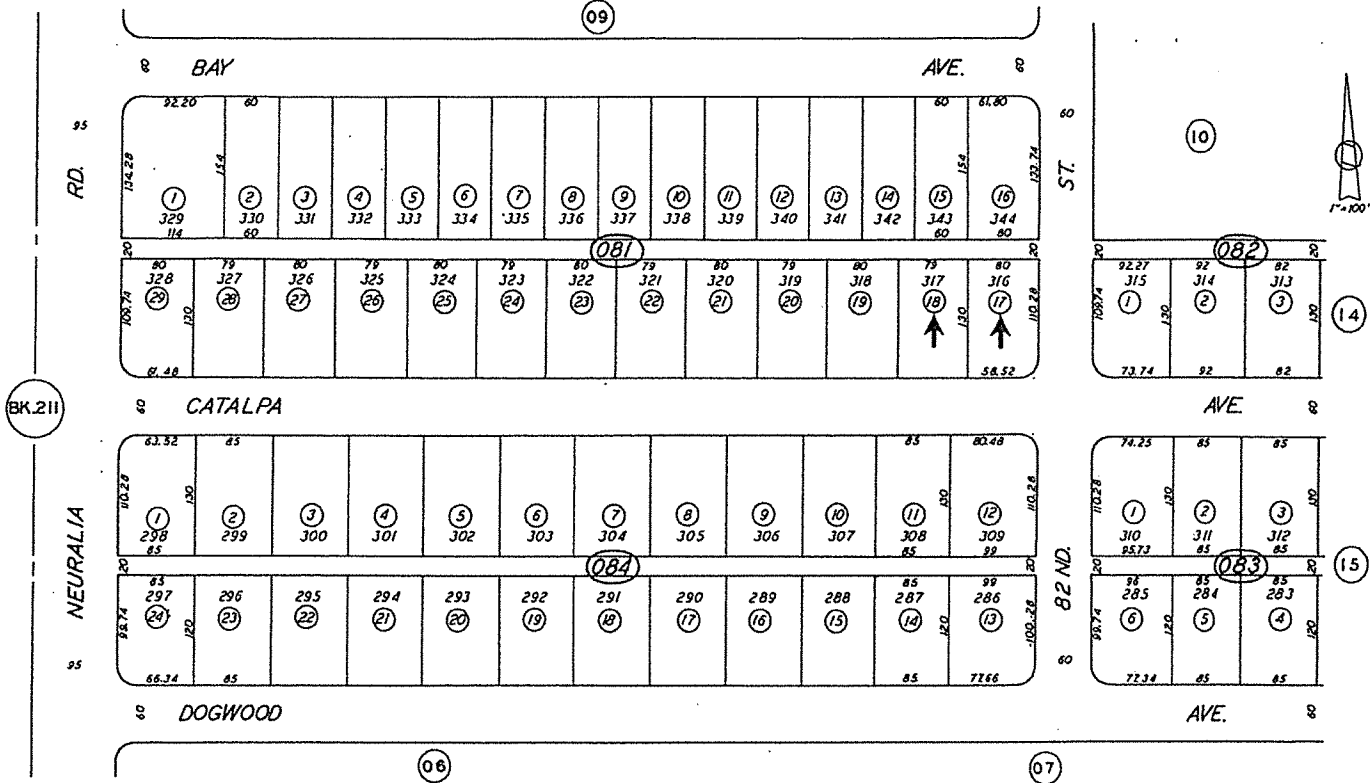
PUBLIC HEARING DATES ARE:

Tuesday, October 3, 2017, at 6:00 p.m. – Planning Commission

NOTICE IS FURTHER GIVEN this project meets California Environmental Quality Act (CEQA) as a Categorical Exemption under Section 15305, Class 5, (a), Minor Alterations in Land Use Limitations.

PERSONS WISHING TO BE HEARD on this matter are encouraged to attend or submit their comments in writing to the undersigned on or before the public hearing date specified herein.

William T. Weil, Jr.
City Manager/Planning Director



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 203-08
COUNTY OF KERN

LM17-00

203 081 10 00
Brown Karen Ira Acct# C11aj Cimer
1757 Blossom Hill Rd #10
San Jose, CA 95124

203 081 11 00
Doctor & Inez Robinson
18532 Clydepark Ave
Cerritos, CA 90703

203 081 12 00
Yeou-Jang & Kuan-Chin Duan
33 Danberry Ln
Bridgewater, NJ 08807

203 081 13 00
Robert & Martha Mahler
5357 S Slauson Ave
Culver City, CA 90230

203 081 14 00
Robert & Martha Mahler
5357 S Slauson Ave
Culver City, CA 90230

203 081 16 00
Expert Automotive Inc
8180 Bay Ave
California City, CA 93505

203 081 17 00
Francisco & Luevano Rosalia Figueroa
9626 Schooling Rd
Pico Rivera, CA 90660

203 081 18 00
Francisco & Rosalia Luevano
9626 Schooling Rd
Pico Rivera, CA 90660

203 081 19 00
Stuart & Carolyne Bone
8537 Tamarack Ave
California City, CA 93505

203 081 20 00
Victor & Nelia Salas
8457 Burnet Ave #8
North Hills, CA 91343

203 081 21 00
Victor & Nelia Salas
8457 Burnet Ave #8
North Hills, CA 91343

203 081 22 00
Eun Mee & K Hun Choi
3962 Emerald Downs Dr
Yorba Linda, CA 92886

203 082 01 00
Brian & Patrice Noteware
845 20th St #106
Santa Monica, CA 90403

203 082 02 00
Elias Hachem
127 S Avenue 64 #5
Los Angeles, CA 90042

203 082 03 00
Lloyd & Sharon Minzey
12940 Chippewa St
Sylmar, CA 91342

203 083 01 00
Ralph Gonzales
3803 Phaffle Dr
Bakersfield, CA 93309

203 083 02 00
Lloyd & Sharon Minzey
12940 Chippewa St
Sylmar, CA 91342

203 083 03 00
Araksya Kashkayan
5626 Riverton Ave
North Hollywood, CA 91601

203 083 04 00
Joseph Yeghiayan
2102 Colina Del Arco Iris
San Clemente, CA 92673

203 083 05 00
Carlos & Elisa Maldonado
23280 Hamlin St
West Hills, CA 91307

203 083 06 00
Aparesh & Barua Auni Chowdhury
5106 W Apollo Rd
Laveen, AZ 85339

203 084 09 00
Josefina Segura
527 Missouri Ave
Placentia, CA 92870

203 084 10 00
Remedios Carmona
7847 Whitmore St
Rosemead, CA 91770

203 084 11 00
Look Invs Upward
PO Box 2432
California City, CA 93504

203 084 13 00
Richard & Wilma White
PO Box 41895
Bakersfield, CA 93384

203 084 14 00
Mitchell Schonfeld
11024 Balboa Blvd #757
Granada Hills, CA 91344

203 084 15 00
George Ogawa
15362 Crestaloma Ln
La Mirada, CA 90638

203 084 16 00
Paul Owen
8133 Dogwood Ave
California City, CA 93505

203 084 17 00
Butterfield Family
8117 Dogwood Ave
California City, CA 93505

203 090 16 00
K1 Invs LLC
200 W Valley Blvd
Tehachapi, CA 93561

LM 17-00

203 090 17 00
Yoon Kim
8170 Aspen Mall
California City, CA 93505

203 090 17 00
Yoon Kim
8170 Aspen Mall
California City, CA 93505

203 090 20 00
Rohi Khalili
6562 Bianca Ave
Lake Balboa, CA 91406

203 090 21 00
Rohi Khalili
6562 Bianca Ave
Lake Balboa, CA 91406

203 090 22 00
City of Calif City
21000 Hacienda Blvd
California City, CA 93505

203 090 39 00
Yoon Kim
8170 Aspen Mall
California City, CA 93505

203 090 40 00
Rohi Khalili
6562 Bianca Ave
Lake Balboa, CA 91406

203 100 01 00
Rohi Khalili
6562 Bianca Ave
Lake Balboa, CA 91406

**RECORDING REQUESTED BY AND FOR
THE BENEFIT OF THE CITY OF
CALIFORNIA CITY, AND WHEN RECORDED
MAIL TO:**

City of California City
Planning Department Secretary
California City – City Hall
21000 Hacienda Boulevard
California City, CA 93505

Lot Merger No. 17-00

Space above Line for Recorder's Use

CERTIFICATE OF COMPLIANCE
(Sections 66412(d) and 66499.35, Government Code)

Being a Merger of Lot 316 together with Lot 317 of Tract 2066, Recorded April 2, 1958 in Book 9 of Maps, Page 198 in the Office of Kern County Recorder, State of California, lying within the Northwest quarter of Section 26, T.32 South, R.37 East. M.D.B and M.

The owners of the herein described parcels are:

Assessor's Parcel Number	Property Owner/s
203-081-17	Francisco A. Figueroa and Rosalia Luevano husband and wife.
203-081-18	

This certificate is issued for two (2) parcels.

Said parcels of land being situated in the City of California City, County of Kern, State of California are more particularly described as follows:

See Attached Maps and Legal Description

The undersigned Planning Director of the City of California City, designated by the ordinances of said City as Advisory Agency with respect to Parcel Map Waivers and Lot Line Adjustments and acting herein on behalf of the City of California City, hereby certifies that the Lot Merger for the herein described parcels of land comply with the provisions of the Subdivision Map Act of the State of California regulating divisions of land.

Notice: The recordation of this document certifies that the above-described parcels comply with the Subdivision Map Act only, and should not be interpreted as the sole requirement for obtaining construction permits.

William T. Weil
Planning Director – City of California City

Dated _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF KERN

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

EXEMPT FROM TAX STATEMENTS

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Kern (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number	:203 081 17 00	Building Number:	1	of	1
Ref Parcel #	:	S:	T:	R:	
Owner	:Figueroa Francisco & Luevano Rosalia				
CoOwner	:				
Site Address	:8181 Catalpa Ave California City 93505				
Mail Address	:9626 Schooling Rd Pico Rivera Ca 90660				

=====

SALES AND LOAN INFORMATION

=====

Transferred	:03/23/2016	Loan Amount	:\$115,000
Document #	:34900	Lender	:Seller
Sale Price	:\$190,000 Full	Loan Type	:Seller
Deed Type	:Grant Deed	Interest Rate	:Fixed
% Owned	:100	Vesting Type	:Married Persons

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$10,200	% Improved	:95
Structure	:\$183,600	Exempt Type	:
Other	:	Exempt Amount	:
Timber	:	Tax Rate Area	:011019
Total	:\$193,800	16-17 Taxes	:\$2,285.11

=====

PROPERTY DESCRIPTION

=====

Census	:Tract:55.07	Block	:1
Land Use	:3600 Ind,Storage		
Legal	:MAP 2066 BLOCK LOT 316		
	:		
Tract Number	:2066		

=====

PROPERTY CHARACTERISTICS

=====

Bedrooms	:	Stories	:1	Year Built	:2007
Bathrooms	:	Bldg SqFt	:3,600	Lot Acres	:.23
Dining Room	:	1st Flr SqFt:		Lot SqFt	:9,910
Family Room	:	2nd Flr SqFt:		Lot Dimen	:
Total Rooms	:	Addtl SqFt	:	Frame Type	:Steel
Heat Type	:Central	BsmTot SqFt	:	Bldg Cond	:Avg
Air Conditn	:Other	Garage SqFt	:	Bldg Shape	:A
Fireplace	:	Garage Spc	:	Patio SqFt	:
Pool	:	GarageType	:	Units	:1
		Porch SqFt	:		

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Kern (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number	:203 081 18 00	Building Number:	of
Ref Parcel #	:	S: T: R:	
Owner	:Luevano Francisco F/Rosalia		
CoOwner	:		
Site Address	:*no Site Address*		
Mail Address	:9626 Schooling Rd Pico Rivera Ca 90660		

=====

SALES AND LOAN INFORMATION

=====

Transferred	:08/23/2017	Loan Amount	:
Document #	:113391	Lender	:
Sale Price	:\$85,000	Loan Type	:
Deed Type	:Grant Deed	Interest Rate	:
% Owned	:100	Vesting Type	:Married Persons

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$3,000	% Improved	:
Structure	:	Exempt Type	:
Other	:	Exempt Amount	:
Timber	:	Tax Rate Area	:011019
Total	:\$3,000	16-17 Taxes	:\$210.58

=====

PROPERTY DESCRIPTION

=====

Census	:Tract:55.07	Block	:1
Land Use	:0020 Vacant,R-2 Zone		
Legal	:MAP 2066 BLOCK LOT 317		
	:		
Tract Number	:2066		

=====

PROPERTY CHARACTERISTICS

=====

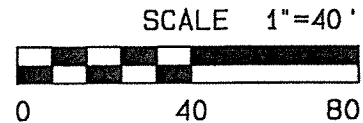
Bedrooms	:	Stories	:	Year Built	:
Bathrooms	:	Bldg SqFt	:	Lot Acres	:.24
Dining Room	:	1st Flr SqFt:	:	Lot SqFt	:10,311
Family Room	:	2nd Flr SqFt:	:	Lot Dimen	:
Total Rooms	:	Addtl SqFt	:	Frame Type	:
Heat Type	:	BsmTot SqFt	:	Bldg Cond	:
Air Conditn	:	Garage SqFt	:	Bldg Shape	:
Fireplace	:	Garage Spc	:	Patio SqFt	:
Pool	:	GarageType	:	Units	:
	:	Porch SqFt	:		

"EXISTING" L.M 17-00

BEING A MERGER OF LOT 316 TOGETHER WITH LOT 317 OF TRACT 2066, MAP BOOK 9, PAGE 198, OFFICE OF THE RECORDER, COUNTY OF KERN, STATE OF CALIFORNIA, LYING WITHIN THE N.W. QUARTER OF SECTION 26, T.32 S., R.37 E., M.D.M. WITHIN THE CITY OF CALIFORNIA

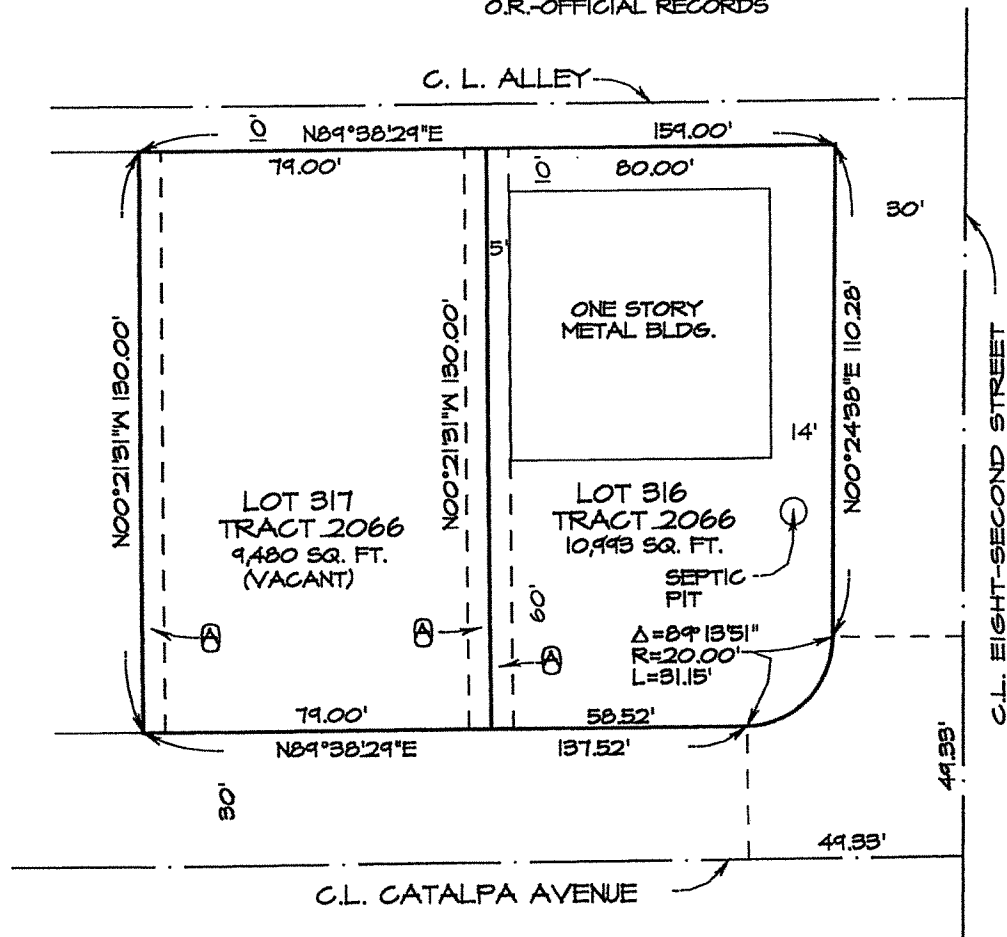
PREPARED BY:
ROBERT G. HOGUE, L.S. 4744
P.O. BOX 664
TEHACHAPI, CA. 93581

OWNER:
FRANCISCO FIGUEROA & ROSALIA LUEVANO
TLC PACKING & SHIPPING, INC.
9626 SCHOOLING ROAD
PICO RIVERA, CA. 90660



LEGEND:

Ⓐ - 5' WIDE ELECTRIC & TELEPHONE LINE EASEMENT
PER BOOK 2960, PAGE 565. O.R.
BK.-BOOK
PG.-PAGE
O.R.-OFFICIAL RECORDS



"THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES"

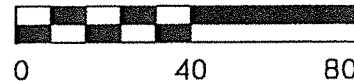
"PROPOSED" L.M. 17-00

BEING A MERGER OF LOT 316 TOGETHER WITH LOT 317 OF TRACT 2066, MAP BOOK 9, PAGE 198, OFFICE OF THE RECORDER, COUNTY OF KERN, STATE OF CALIFORNIA, LYING WITHIN THE N.W. QUARTER OF SECTION 26, T.32 S., R.37 E., M.D.M. WITHIN THE CITY OF CALIFORNIA

PREPARED BY:
ROBERT G. HOGUE, L.S. 4744
P.O. BOX 664
TEHACHAPI, CA. 93581

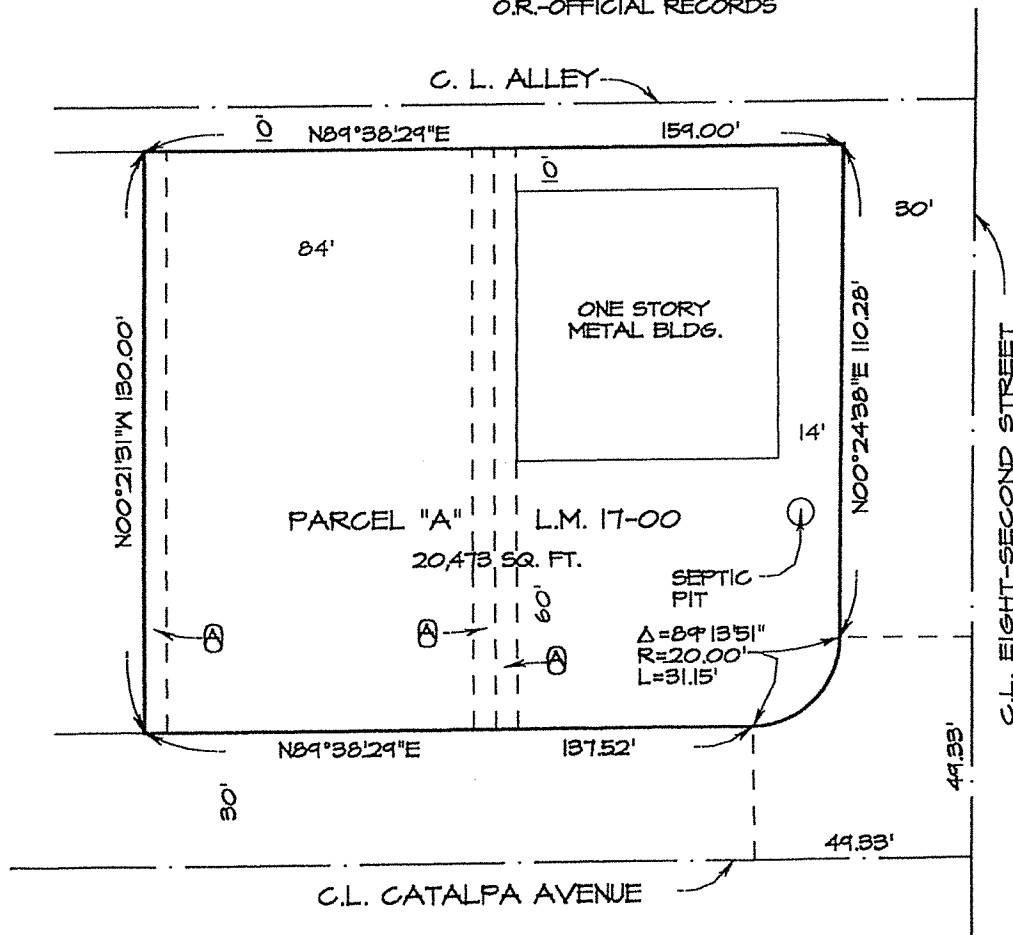
OWNER:
FRANCISCO FIGUEROA & ROSALIA LUEVANO
TLC PACKING & SHIPPING, INC.
9626 SCHOOLING ROAD
PICO RIVERA, CA. 90660

SCALE 1"=40'



LEGEND:

Ⓐ-5' WIDE ELECTRIC & TELEPHONE LINE EASEMENT
PER BOOK 2960, PAGE 565. O.R.
BK.-BOOK
PG.-PAGE
O.R.-OFFICIAL RECORDS



"THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES"

PARCEL "A"

LM 17-00

ALL THAT PORTION OF TRACT 2066 IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 8, 1958 IN BOOK 9, PAGE 198 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 37 EAST, M.D.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 316 TOGETHER WITH LOT 317 OF SAID TRACT 2066.

THE ABOVE DESCRIBED PARCEL CONTAINS 20,473 SQUARE FEET, MORE OR LESS.

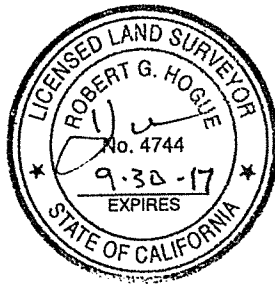


1-17-17

Closure Report

Set description: PARCEL "A" (AFTER MERGER)
 Area: 20,473.40
 0.47
 Perimeter: 567.95
 Closure: 0.00

Point # Station	Direction	Distance	Northing	Easting	Elevation
1,148 0+00.00			5,124.1749	5,063.8633	-----
1,149 1+37.52	S89°38'29"W	137.52	5,123.3142	4,926.3460	-----
1,150 2+67.52	N0°21'31"W	130.00	5,253.3116	4,925.5323	-----
1,151 4+26.52	N89°38'29"E	159.00	5,254.3068	5,084.5292	-----
1,152 5+36.80	S0°24'38"W	110.28	5,144.0296	5,083.7390	-----
	Radius:	20.00			
	Delta:	89°13'51"			
	Arc length:	31.15			
	Tangent:	19.73			
	Chord bearing:	S45°01'34"W			
1,154 5+67.95			5,124.1733	5,063.8647	-----



1-17-17

PLANNING COMMISSION
MEETING DATE: OCTOBER 3, 2017

TO: Planning Commission

FROM: City Manager/Planning Director

SUBJECT: Public Hearing to consider an application for LM 17-07 Joyce Berry and Jo Ann La Rue, 19737 85th Street, California City, CA 93505.

BACKGROUND:

Consider an application for LM 17-07 Joyce Berry and Jo Ann La Rue, 19737 85th Street, California City, CA 93505. The owners are requesting to merge the lots on the southwest corner of Viburnum Avenue and 85th Street (19737 85th Street, Lot 426, Tract 2068, APN 204-062-17) and the vacant lot at the northwest corner of Underwood Avenue and 85th Street (Lot 461, Tract 2068, APN 204-062-16) to increase the size of the lot. The properties are zoned R1 Single Family Residential. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-07 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-07 by the Planning Commission.

Staff mailed 50 letters to affected property owners within 300 feet on September 19, 2017. The public hearing notice was published in the newspaper on Friday September 22, 2017 in the local newspaper of general circulation and also posted in three public places on September 19, 2017.

RECOMMENDATION: Conduct the public hearing and, take public testimony, and approve LM 17-07.

SOURCE OF FUNDING: N/A

ENVIRONMENTAL ACTION: Categorical Exemption Section 15305, Class 5 (a), Minor Alterations in Land Use Limitations.

PH:2

**NOTICE OF PUBLIC HEARING
FOR
LOT MERGER (LM) 17-07
BY
PLANNING COMMISSION**

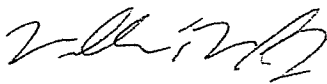
NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505, to consider an application for LM 17-07 Joyce Berry and Jo Ann La Rue, 19737 85th Street, California City, CA 93505. The owners are requesting to merge the lots on the southwest corner of Viburnum Avenue and 85th Street (19737 85th Street, Lot 426, Tract 2068, APN 204-062-17) and the vacant lot at the northwest corner of Underwood Avenue and 85th Street (Lot 461, Tract 2068, APN 204-062-16) to increase the size of the lot. The properties are zoned R1 Single Family Residential. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-07 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-07 by the Planning Commission.

PUBLIC HEARING DATES ARE:

Tuesday, October 3, 2017, at 6:00 p.m. – Planning Commission

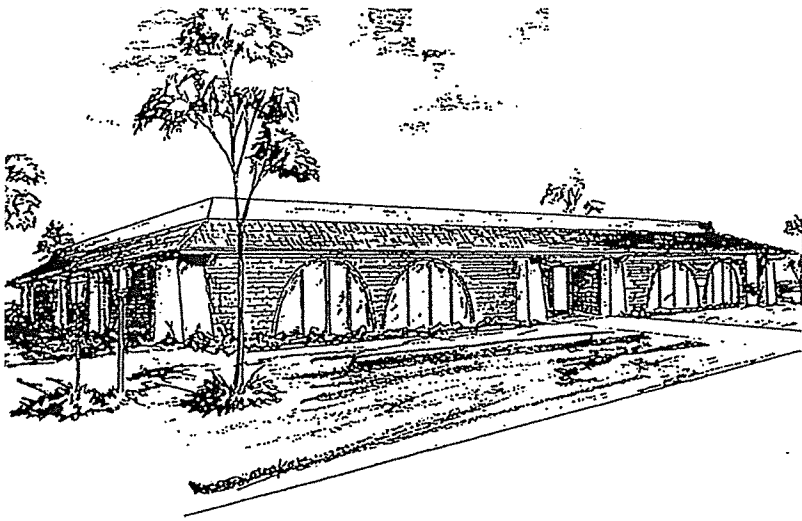
NOTICE IS FURTHER GIVEN this project meets California Environmental Quality Act (CEQA) as a Categorical Exemption under Section 15305, Class 5, (a), Minor Alterations in Land Use Limitations.

PERSONS WISHING TO BE HEARD on this matter are encouraged to attend or submit their comments in writing to the undersigned on or before the public hearing date specified herein.



William T. Weil, Jr.
City Manager/Planning Director

September 19, 2017



City of California City

City Hall



PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505

September 22, 2017

TO: AFFECTED PROPERTY OWNERS WITHIN 300 FEET

SUBJECT: NOTICE OF PUBLIC HEARING FOR LOT MERGER (LM) 17-07
BY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Council Chambers at City Hall, 21000 Hacienda Boulevard, California City, California, 93505, to consider an application for LM 17-07 Joyce Berry and Jo Ann La Rue, 19737 85th Street, California City, CA 93505. The owners are requesting to merge the lots on the southwest corner of Viburnum Avenue and 85th Street (19737 85th Street, Lot 426, Tract 2068, APN 204-062-17) and the vacant lot at the northwest corner of Underwood Avenue and 85th Street (Lot 461, Tract 2068, APN 204-062-16) to increase the size of the lot. The properties are zoned R1 Single Family Residential. The Contract City Engineer, Jerry Helt has reviewed all documentation and deemed Lot Merger 17-07 to be complete and to schedule it for public hearing. A Certificate of Compliance will be recorded at the County following approval of LM 17-07 by the Planning Commission.

PUBLIC HEARING DATES ARE:
Tuesday, October 3, 2017, at 6:00 p.m. – Planning Commission

NOTICE IS FURTHER GIVEN this project meets California Environmental Quality Act (CEQA) as a Categorical Exemption under Section 15305, Class 5, (a), Minor Alterations in Land Use Limitations.

PERSONS WISHING TO BE HEARD on this matter are encouraged to attend or submit their comments in writing to the undersigned on or before the public hearing date specified herein.

William T. Weil, Jr.
City Manager/Planning Director

LM 11-01

204 061 13 00
Zachary Majchrzak
PO Box 2632
California City, CA 93504

204 061 14 00
Christian Alonso Hernandez
38455 37th St E
Palmdale, CA 93550

204 061 15 00
Harry Pabst
2152 S Trappy Core
Boise, ID 83709

204 061 16 00
Fowlkes Family
6666 Halm Ave
Los Angeles, CA 90066

204 061 17 00
Jon Pabst
2152 S Trapper Cove Ave
Boise, ID 83709

204 061 18 00
Keith Patrick & Sarah Michelle Buehler
7809 Spring Creek Rd
North Charleston, SC 29418

204 061 19 00
Tracy Jo Nelson
8473 Underwood Ave
California City, CA 93505

204 061 20 00
Isaiah Schaff
8461 Underwood Ave
California City, CA 93505

204 062 12 00
Herbert & Mary Hulsizer
2157 W Avenue K8
Lancaster, CA 93536

204 062 13 00
Mitchell Schonfeld
11024 Balboa Blvd #757
Granada Hills, CA 91344

204 062 14 00
Stephen Robert Jones
5719 Summit Dr
Rocklin, CA 95765

204 062 15 00
Beryl Zukaitis
8484 Underwood Ave
California City, CA 93505

204 062 16 00
Joyce Berry
19737 85th St
California City, CA 93505

204 062 17 00
Jo Ann Catherine Larue
19737 85th St
California City, CA 93505

204 062 18 00
Mark & P J Wildberger
19737 85th St
California City, CA 93505

204 062 19 00
John Yako
3242 Rancho Diego Cir
El Cajon, CA 92019

204 062 20 00
Gootrad Family
543 Country Club Dr #B
Simi Valley, CA 93065

204 062 21 00
Ulysses Hatem
8437 Viburnum Ave
California City, CA 93505

204 073 04 00
Ara Hollenback
20823 Thornlake Ave
Lakewood, CA 90715

204 073 05 00
Ingrid Jessie
8448 Viburnum Ave
California City, CA 93505

204 073 06 00
Mynor Perez
100 73rd Ave N #315
Saint Petersburg, FL 33702

204 073 07 00
Jose Castaneda
PO Box 866
Loma Linda, CA 92354

204 073 08 00
Jch Family L P
5917 W Elowin Dr
Visalia, CA 93291

204 073 10 00
Gwen Harms
PO Box 1384
Gilbert, AZ 85299

204 073 11 00
Tommy Yrigollen
310 S McBride Ave
Los Angeles, CA 90022

204 073 12 00
B & R Rental Prop LLC
3115 Club Rancho Dr
Palmdale, CA 93551

204 073 13 00
Parviz Bayani
PO Box 56454
Sherman Oaks, CA 91413

204 091 01 00
Robert & Diana McMillen
8500 Tamarack Ave
California City, CA 93505

204 091 02 00
Vania Gauthreaux
2443 Delicious Ln
Palmdale, CA 93551

204 091 03 00
Lorin Lyons & M Mora Meagon
3340 N E St
San Bernardino, CA 92405

204 091 04 00
Lbj Family
3813 Indian Wells Ln
Redding, CA 96002

204 091 25 00
Paula Nicholas
8537 Underwood Ave
California City, CA 93505

204 091 26 00
Joseph & Carol Coram
8525 Underwood Ave
California City, CA 93505

204 091 27 00
Albert & Mary Dipietro Jr.
8513 Underwood Ave
California City, CA 93505

204 091 28 00
Roger & Secundina Cabana
8501 Underwood Ave
California City, CA 93505

204 093 01 00
Midori Tanaka
320 Torito Ln
Diamond Bar, CA 91765

204 093 02 00
Deborah Tull
3 Packsaddle Rd W
Rolling Hills, CA 90274

204 093 03 00
R Scott Ingles
8524 Underwood Ave
California City, CA 93505

204 093 04 00
Leandrea & Wallace Bluford
8536 Underwood Ave
California City, CA 93505

204 093 25 00
Susan Patricia Boogaard
14003 Leahy Ave
Bellflower, CA 90706

204 093 26 00
Kern County Group LLC
26500 Agoura Rd #102342
Calabasas, CA 91302

204 093 27 00
Jhs Family L P
5917 W Elowin Dr
Visalia, CA 93291

204 093 28 00
Robinson & Shirley Erhahon
PO Box 130
Van Nuys, CA 91408

204 101 01 00
Jo Ann Larue
8500 Viburnum Ave
California City, CA 93505

204 101 02 00
Robert & Kim Brown
16303 Fairbanks Ct
Canyon Country, CA 91387

204 101 03 00
Harold IV Fairbank
20400 California City Blvd
California City, CA 93505

204 101 04 00
Maria Wallace & H William
24236 Amurro Dr
Mission Viejo, CA 92691

204 101 19 00
Giovanny Martinez
8537 Willow Ave
California City, CA 93505

204 101 20 00
Jhs Family L P
5917 W Elowin Dr
Visalia, CA 93291

204 101 21 00
Sona Harutyunyan
12400 Lull St
North Hollywood, CA 91605

**RECORDING REQUESTED BY AND FOR
THE BENEFIT OF THE CITY OF
CALIFORNIA CITY, AND WHEN RECORDED
MAIL TO:**

City of California City
Planning Department Secretary
California City – City Hall
21000 Hacienda Boulevard
California City, CA 93505

Lot Merger No. 17-07

Space above Line for Recorder's Use

CERTIFICATE OF COMPLIANCE
(Sections 66412(d) and 66499.35, Government Code)

Being a Merger of Lot 426 together with Lot 461 of Tract 2068, Recorded August 14, 1958 in Book 10 of Maps, Page 34 in the Office of Kern County Recorder, State of California, lying within the Northwest quarter of Section 35, T.32 South, R.37 East. M.D.B and M.

The owners of the herein described parcels are:

Assessor's Parcel Number	Property Owner/s
204-062-16	Joyce Grace Berry and
204-062-17	Jo Ann Catherine La Rue

This certificate is issued for two (2) parcels.

Said parcels of land being situated in the City of California City, County of Kern, State of California are more particularly described as follows:

See Attached Maps and Legal Description

The undersigned Planning Director of the City of California City, designated by the ordinances of said City as Advisory Agency with respect to Parcel Map Waivers and Lot Line Adjustments and acting herein on behalf of the City of California City, hereby certifies that the Lot Merger for the herein described parcels of land comply with the provisions of the Subdivision Map Act of the State of California regulating divisions of land.

Notice: The recordation of this document certifies that the above-described parcels comply with the Subdivision Map Act only, and should not be interpreted as the sole requirement for obtaining construction permits.

William T. Weil
Planning Director – City of California City

Dated _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF KERN

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

EXEMPT FROM TAX STATEMENTS

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Kern (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number	:204 062 16 00	Building Number:	of
Ref Parcel #	:	S:	T: R:
Owner	:Berry Joyce G		
CoOwner	:La Rue Joann C		
Site Address	:*no Site Address*		
Mail Address	:19737 85th St California City Ca 93505		

=====

SALES AND LOAN INFORMATION

=====

Transferred	:04/24/2017	Loan Amount	:
Document #	:51145	Lender	:
Sale Price	:\$7,500 Full	Loan Type	:
Deed Type	:Grant Deed	Interest Rate	:
% Owned	:100	Vesting Type	:Unmarried Person

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$519	% Improved	:
Structure	:	Exempt Type	:
Other	:	Exempt Amount	:
Timber	:	Tax Rate Area	:011019
Total	:\$519	16-17 Taxes	:\$181.15

=====

PROPERTY DESCRIPTION

=====

Census	:Tract:55.08	Block	:2
Land Use	:0010 Vacant,0-1 Ac,R-1 Zone		
Legal	:MAP 2068 BLOCK LOT 461		
	:		
Tract Number	:2068		

=====

PROPERTY CHARACTERISTICS

=====

Bedrooms	:	Stories	:	Year Built	:
Bathrooms	:	Bldg SqFt	:	Lot Acres	:.22
Dining Room	:	1st Flr SqFt	:	Lot SqFt	:9,583
Family Room	:	2nd Flr SqFt	:	Lot Dimen	:
Total Rooms	:	Addtl SqFt	:	Frame Type	:
Heat Type	:	BsmTot SqFt	:	Bldg Cond	:
Air Conditn	:	Garage SqFt	:	Bldg Shape	:
Fireplace	:	Garage Spc	:	Patio SqFt	:
Pool	:	GarageType	:	Units	:
		Porch SqFt	:		

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Kern (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number	:204 062 17 00	Building Number:	1	of	1
Ref Parcel #	:	S:	T:	R:	
Owner	:La Rue Jo Ann Catherine				
CoOwner	:				
Site Address	:19737 85th St California City 93505				
Mail Address	:19737 85th St California City Ca 93505				

=====

SALES AND LOAN INFORMATION

=====

Transferred	:03/27/2015	Loan Amount	:
Document #	:35127	Lender	:
Sale Price	:\$58,500 Full	Loan Type	:
Deed Type	:Grant Deed	Interest Rate	:
% Owned	:100	Vesting Type	:

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$5,076	% Improved	:91
Structure	:\$53,808	Exempt Type	:
Other	:	Exempt Amount	:
Timber	:	Tax Rate Area	:011019
Total	:\$58,884	16-17 Taxes	:\$781.35

=====

PROPERTY DESCRIPTION

=====

Census	:Tract:55.08	Block	:2
Land Use	:0101 Res,Sgl Fam Res,R-1 Zone		
Legal	:MAP 2068 BLOCK LOT 426		
	:		
Tract Number	:2068		

=====

PROPERTY CHARACTERISTICS

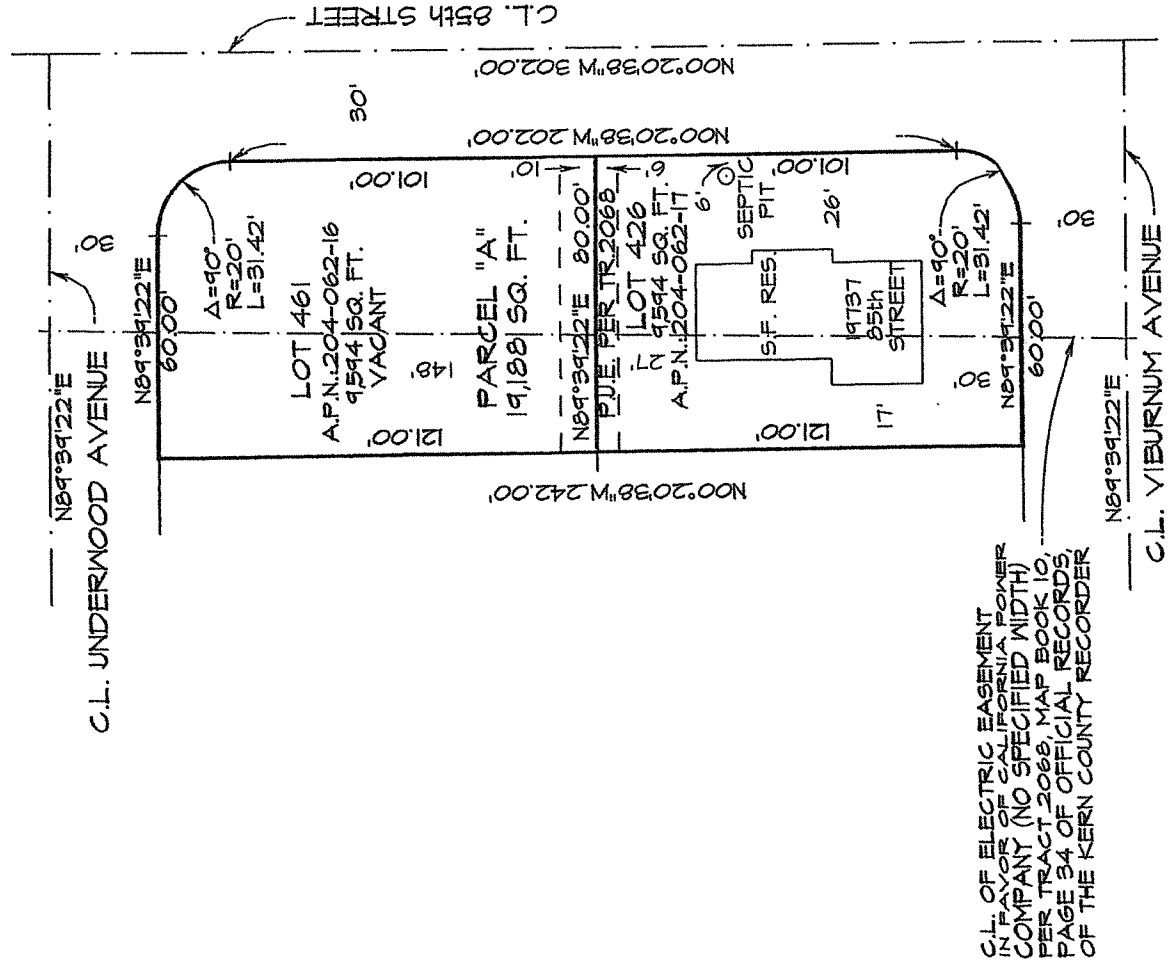
=====

Bedrooms	:3	Stories	:1	Year Built	:1990
Bathrooms	:2.00	Bldg SqFt	:1,348	Lot Acres	:.22
Dining Room	:Yes	1st Flr SqFt	:1,348	Lot SqFt	:9,583
Family Room	:	2nd Flr SqFt	:	Lot Dimen	:
Total Rooms	:	Addtl SqFt	:	Frame Type	:Wood
Heat Type	:Radiant	BsmTot SqFt	:	Bldg Cond	:Avg
Air Conditn	:Cntrl Ref	Garage SqFt	:422	Bldg Shape	:B
Fireplace	:1	Garage Spc	:	Patio SqFt	:119
Pool	:	GarageType	:Attached	Units	:
		Porch SqFt	:108		

"EXISTING" L.M. 17-07

BEING A MERGER OF LOT 426 TOGETHER WITH LOT 461 OF TRACT 2068, MAP BOOK 10, PAGE 34, OFFICE OF THE RECORDER, COUNTY OF KERN, STATE OF CALIFORNIA, LYING WITHIN THE N.W. QUARTER OF SECTION 35, T.32 S., R.37 E., M.D.M. WITHIN THE CITY OF CALIFORNIA CITY

"THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY"



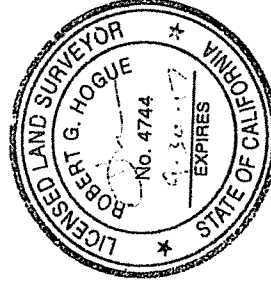
C.L. OF ELECTRIC EASEMENT IN FAVOR OF CALIFORNIA POWER COMPANY (NO SPECIFIED WIDTH) PER TRACT 2068, MAP BOOK 10, PAGE 34 OF OFFICIAL RECORDS, OF THE KERN COUNTY RECORDER



OWNERS:

JOYCE GRACE BERRY &
 JOANN CATHERINE LA RUE
 1937 85th STREET
 CALIFORNIA CITY, CA. 93505

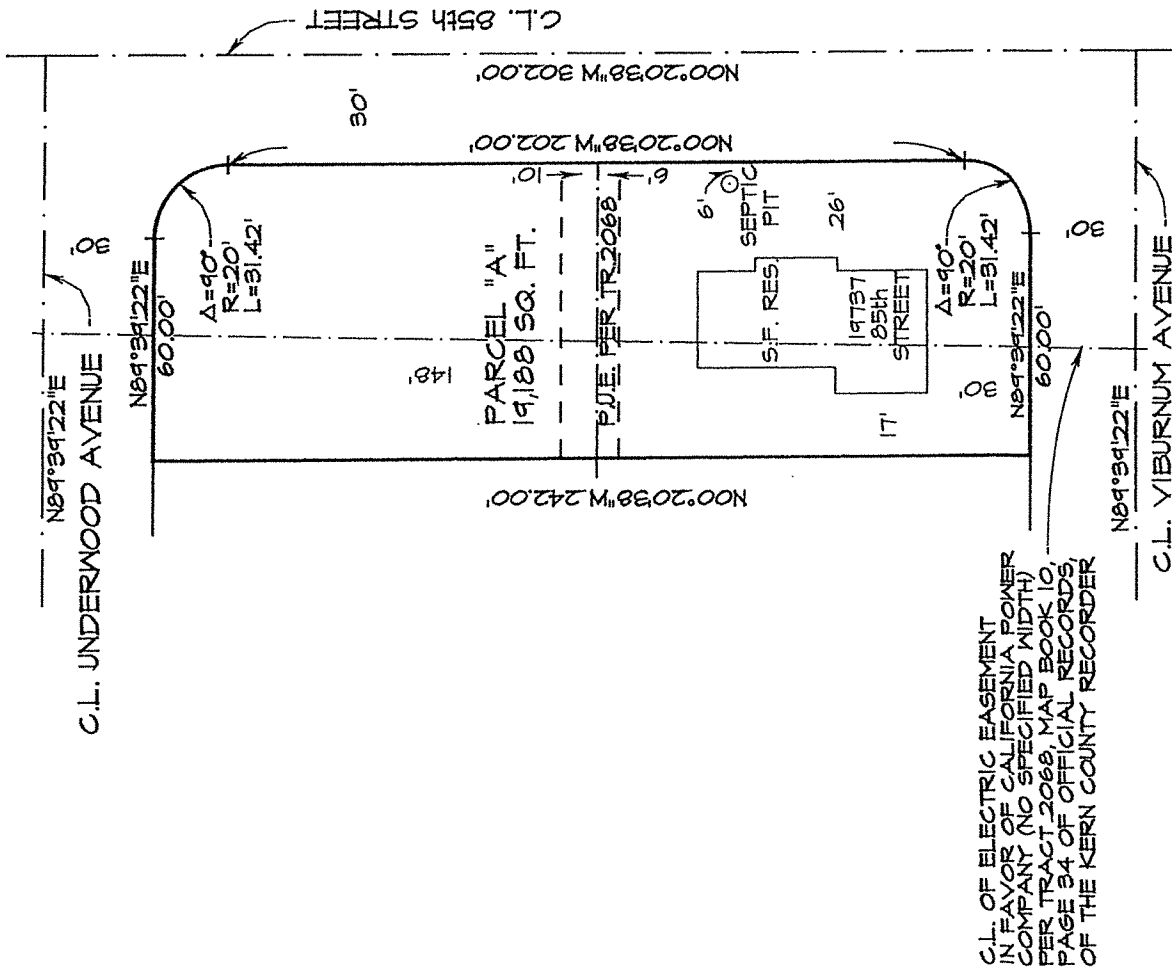
PREPARED BY:
 ROBERT G. HOGUE,
 L.S. 4744
 P.O. BOX 664
 TEHACHAPI, CA. 93581



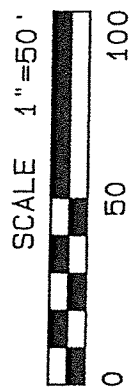
"MERGED" L.M. 17-07

BEING A MERGER OF LOT 426 TOGETHER WITH LOT 461 OF TRACT 2068, MAP BOOK 10, PAGE 34, OFFICE OF THE RECORDER, COUNTY OF KERN, STATE OF CALIFORNIA, LYING WITHIN THE N.W. QUARTER OF SECTION 35, T.32 S., R.37 E., M.D.M. WITHIN THE CITY OF CALIFORNIA CITY

"THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES. ONLY"



C.L. OF ELECTRIC EASEMENT IN FAVOR OF CALIFORNIA POWER COMPANY (NO SPECIFIED WIDTH) PER TRACT 2068, MAP BOOK 10, PAGE 34 OF OFFICIAL RECORDS, OF THE KERN COUNTY RECORDER

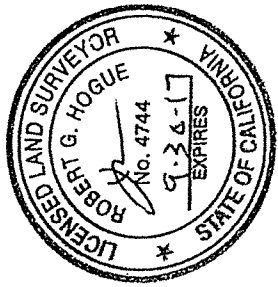


OWNERS:

JOYCE GRACE BERRY &
JO ANN CATHERINE LA RUE
1937 85th STREET
CALIFORNIA CITY, CA. 93505

PREPARED BY:

ROBERT G. HOGUE,
L.S. 4744
P.O. BOX 664
TEHACHAPI, CA. 93581



8-8-17

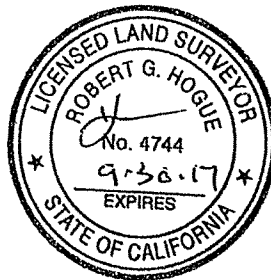
PARCEL "A"

LM 17-07

ALL THAT PORTION OF TRACT 2068 IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 14, 1958 IN BOOK 10, PAGES 34 THROUGH 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 37 EAST, M.D.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 426 TOGETHER WITH LOT 461 OF SAID TRACT 2068.

THE ABOVE DESCRIBED PARCEL CONTAINS 19,188 SQUARE FEET, MORE OR LESS.



8-8-17